

PROPERTY LINE

SETBACK

ISSUE	DATE	BY	DESCRIPTION
1	NOV. 27, 2006	JP	PRELIMINARY DESIGN No. 1
2	DEC. 15, 2006	JP	ISSUED FOR TRUSS & JOIST
3	FEB. 02, 2007	JP	ISSUED FOR BUILDING PERMIT
4	MAR. 27, 2007	JP	ISSUED FOR CONSTRUCTION

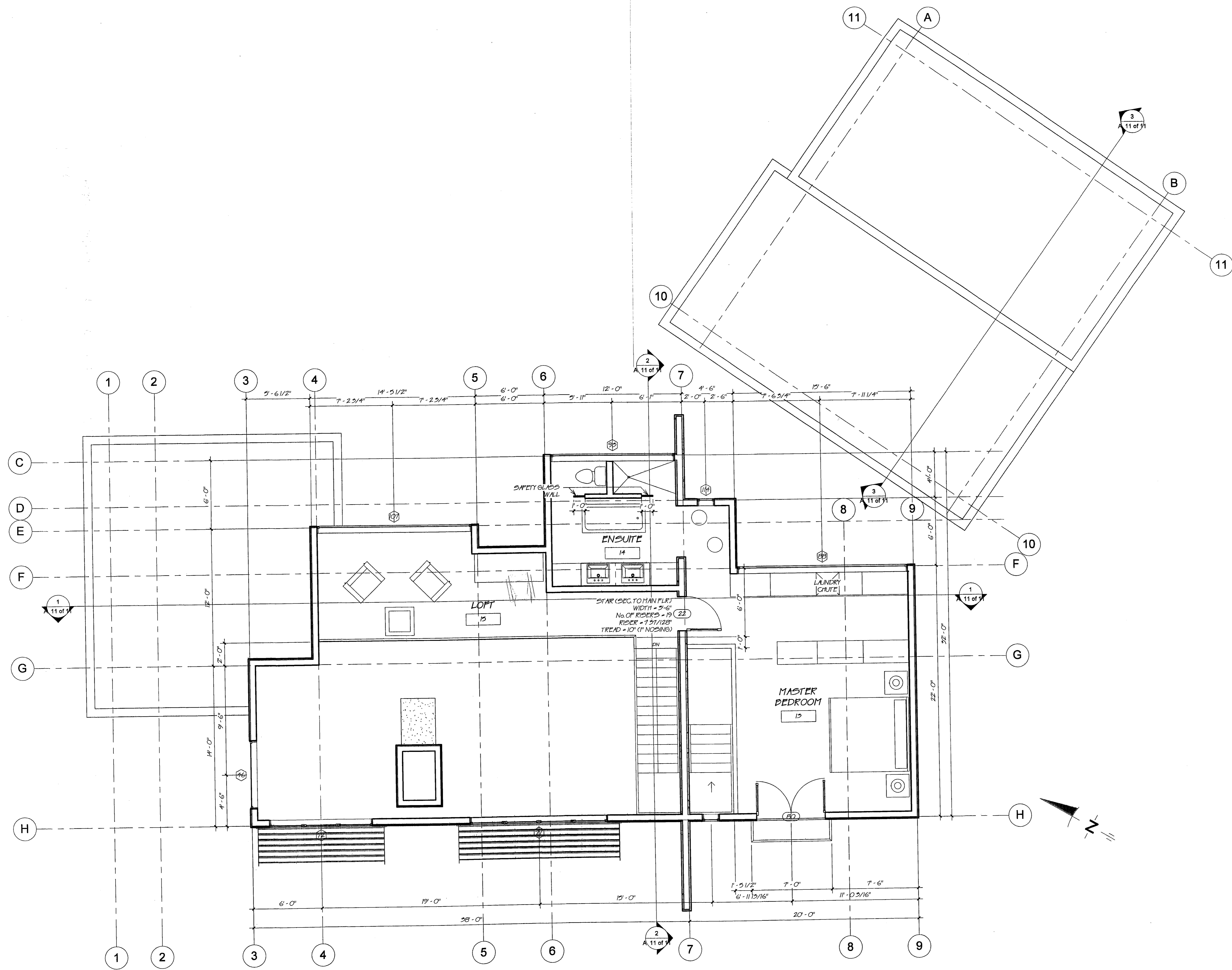
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LAND PLANNING ~ ENGINEERING ~ WASTEWATER SYSTEMS
 PERMITTING ~ STRUCTURAL ~ CIVIL ~ CADD ~ DESIGN
 COMMERCIAL ~ INDUSTRIAL ~ RESIDENTIAL

54 NANAIMO AVENUE EAST, PENTICTON, BC. V2A 1L9
 PHONE (250) 490.4155 ~ FAX (250) 490.4156

Flavel-Seminara Residence		
Main Floor Plan		
50 BLACKTAL PLACE, OSOYOCOS, BC, (REGAL RIDGE)		
SCALE: 1/4" = 1'-0"	DRAWING No. 5197-05	
DRAWN BY: JP	AUG. 02, 2006	A 9 of 11
LOCATION: LOT B, PLAN K471879A, DL 2709, SD1D		

1 Main Floor Plan
1/4" = 1'-0"



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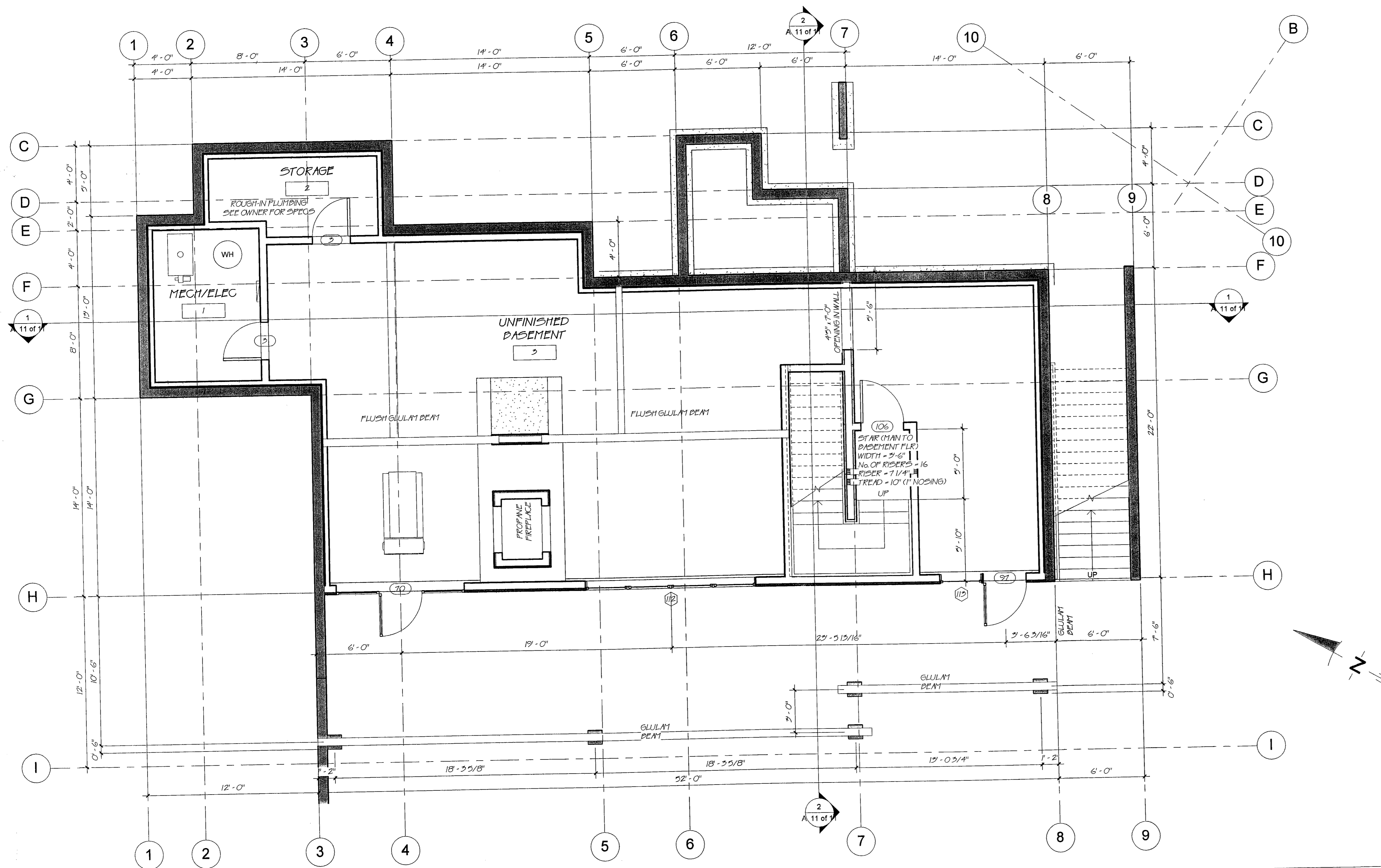
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Flavell-Serinara Residence	
Second Floor Plan	
50 BLACKTAIL PLACE, OSOYOOS, BC., (REGAL RIDGE)	
SCALE: 1/4" = 1'-0"	DRAWING No. 5197-05
DRAWN BY: JP	AUG. 02, 2006
LOCATION: LOT 8, PLAN RPT8194, DL 2709, SDVD	A B of 11

1 Second Floor Plan
 1/4" = 1'-0"

CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR CHECKING DETAILS, DIMENSIONS AND DISCREPANCIES. IF THERE ARE ANY DISCREPANCIES THEY MUST BE REPORTED TO THE DRAFTSMAN BEFORE CONSTRUCTION. HILLSIDE ENGINEERING IS NOT RESPONSIBLE FOR ANY CHANGES TO THE DRAWINGS ADVISED BY ANY APPROVING AUTHORITY, OFFICIAL OR OTHER PROFESSIONAL CONSULTANT AT ANY TIME PRIOR OR DURING CONSTRUCTION WITHOUT WRITTEN CONSENT. HILLSIDE ENGINEERING IS NOT RESPONSIBLE FOR PROBLEMS WITH SITE AND SOIL CONDITIONS UNLESS THEY ARE CONTRACTED FOR THIS PURPOSE. OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ALL SITE RELATED INFORMATION THAT THEY ARE AWARE OF. MATERIAL, CONSTRUCTION, EQUIPMENT AND ITS INSTALLATION SHALL COMPLY TO THE BRITISH COLUMBIA BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR AND COMPLY TO THE CODE. REUSE OF THESE DRAWINGS IS STRICTLY PROHIBITED.



1 Basement Floor Plan
1/4" = 1'-0"

Door Schedule					
Type Mark	Door Schedule	Width	Height	Level	Count
5	Single Flush 32" x 80"	2'-8"	6'-8"	Main Floor Plan	7
19	Sliding Glass 48" x 80"	4'-0"	6'-8"	Main Floor Plan	1
22	Single Glass 1, 36" x 84"	3'-0"	7'-0"	Second Floor Plan	1
22	Single Glass 1, 36" x 84"	3'-0"	7'-0"	Main Floor Plan	2
22	Single Glass 4, 36" x 84"	3'-0"	7'-0"	Main Floor Plan	1
28	Single Glass 4, 48" x 84"	4'-0"	7'-0"	Main Floor Plan	1
60	Double Panel 2, 48" x 84"	4'-0"	7'-0"	Main Floor Plan	1
67	Overhead Sectional 10' x 9'	10'-0"	9'-0"	Main Floor Plan	1
70	Triple Glass 1 (No Trim) 108" x 84"	9'-0"	7'-0"	Main Floor Plan	2
73	Sliding 4 panel (No Trim) 72" x 84"	6'-0"	7'-0"	Main Floor Plan	1
80	Double Glass 1 (No Trim) 72" x 84"	6'-0"	7'-0"	Main Floor Plan	2
93	Single Pocket 32" x 80"	2'-8"	6'-8"	Main Floor Plan	2
97	Single Glass 1 (No Trim) 36" x 84"	3'-0"	7'-0"	Main Floor Plan	2
98	Single Glass 1 (No Trim) 34" x 84"	2'-10"	7'-0"	Main Floor Plan	1
105	Overhead Sectional 10' x 8'	10'-0"	8'-0"	Main Floor Plan	1
106	Single Flush 36" x 84"	3'-0"	7'-0"	Basement Floor Plan	1

Grand total: 26

Window Schedule						
Type Mark	Window Schedule	Width	Height	Head Height	Level	Count
46	Fixed 72" x 72"	6'-0"	6'-0"		Main Floor Plan	2
72	Fixed Triple 108" x 78"	9'-0"	6'-6"		Main Floor Plan	2
77	Fixed Quad 144" x 78"	12'-0"	6'-6"		Main Floor Plan	2
88	Transom with No Trim 14'-10" x 18"	14'-10"	1'-6"	8'-6"	Second Floor Plan	1
90	Transom with No Trim 12'-4" x 18"	12'-4"	1'-6"	10'-6"	Main Floor Plan	1
92	Transom with No Trim 10'-10" x 18"	10'-10"	1'-6"	8'-6"	Second Floor Plan	1
102	Casement with No Trim 18" x 14"	1'-6"	14'-0"	18'-8 1/2"	Main Floor Plan	1
106	Casement with No Trim 18" x 72"	1'-6"	6'-0"	7'-0"	Main Floor Plan	2
107	Transom with No Trim 19'-6" x 54"	19'-6"	4'-6"	8'-6"	Second Floor Plan	1
112	Casement Quad 144" x 48"	12'-0"	4'-0"	7'-4"	Basement Floor Plan	1
113	Fixed 36" x 84"	3'-0"	7'-0"	7'-4"	Basement Floor Plan	1
114	Casement with No Trim 18" x 90"	1'-6"	7'-6"	8'-6"	Main Floor Plan	2
117	Transom with No Trim 12'-0" x 18"	12'-0"	1'-6"	10'-6"	Main Floor Plan	1

Grand total: 18

NOTES:
- THESE WINDOW AND DOOR SCHEDULES ARE FOR APPROXIMATE SIZE, STYLE AND LOCATION; THEY MUST BE CONFIRMED BY OWNER/CONTRACTOR.
- SEE WINDOW ICONS ON PLAN VIEWS; REFER TO SCHEDULE FOR SIZE AND HEAD HEIGHT; IF IT DOES NOT APPEAR ON PLAN VIEW, SEE ELEVATION VIEWS FOR LOCATION.

ISSUE	DATE	BY	DESCRIPTION
1	NOV. 21, 2006	JF	PRELIMINARY DESIGN No. 1
2	DEC. 15, 2006	JF	ISSUED FOR TRUSS & JOIST
3	FEB. 02, 2007	JF	ISSUED FOR BUILDING PERMIT
4	MAR. 21, 2007	JF	ISSUED FOR CONSTRUCTION

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Flavell-Seminara Residence
Basement Floor Plan

50 BLACKTAIL PLACE, OSETOOCS, BC, (REGAL RIDGE)

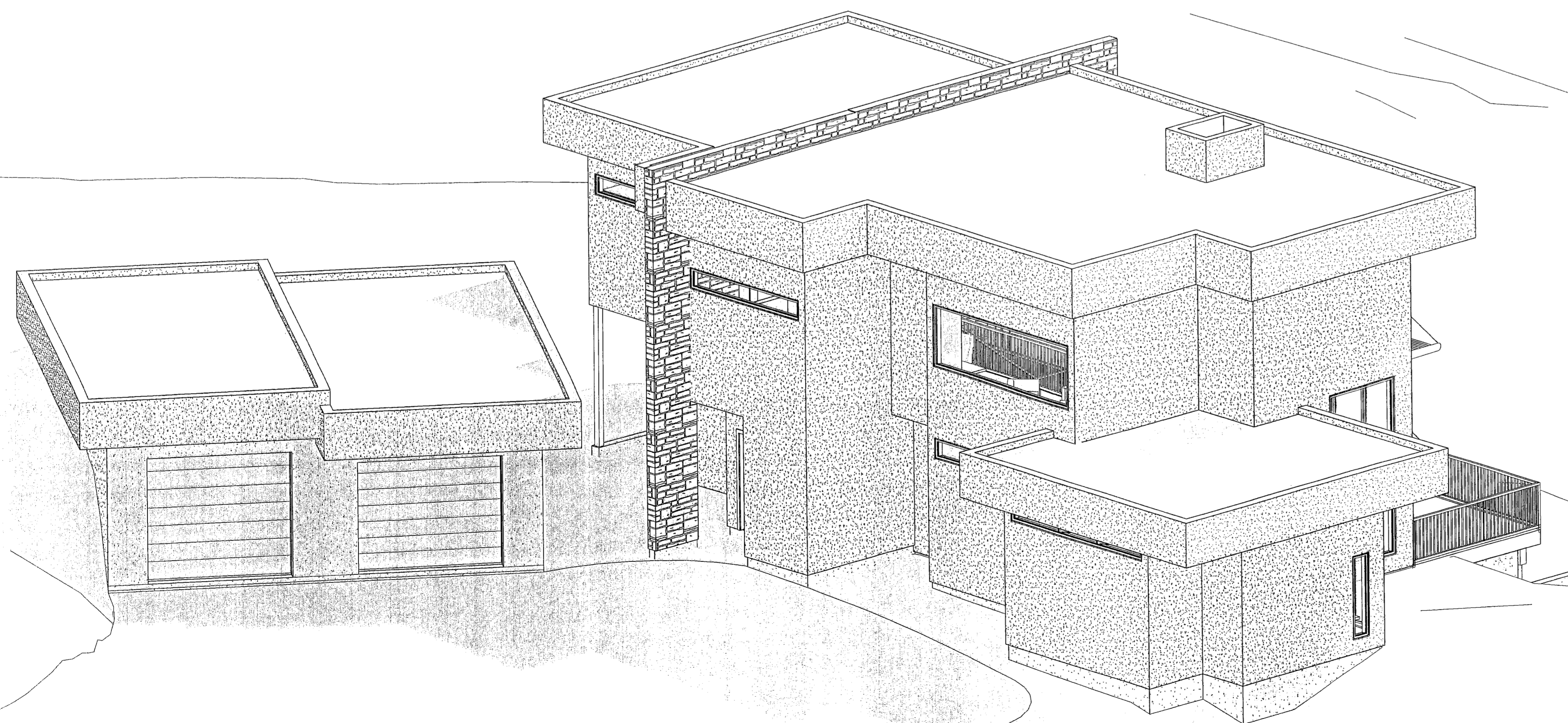
SCALE: 1/4" = 1'-0" DRAWING No. 5157-05
DRAWN BY: JF AUG. 02, 2006 A 10 of 11
LOCATION: LOT 8, PLAN KP1879A, DL 2709, SDVD

Sun Shadow On
July 01, 2006 : 4:00pm



1 North West Perspective

Sun Shadow On
July 01, 2006 : 4:00pm



2 North East Perspective

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Flavell-Serinara Residence

North Perspectives

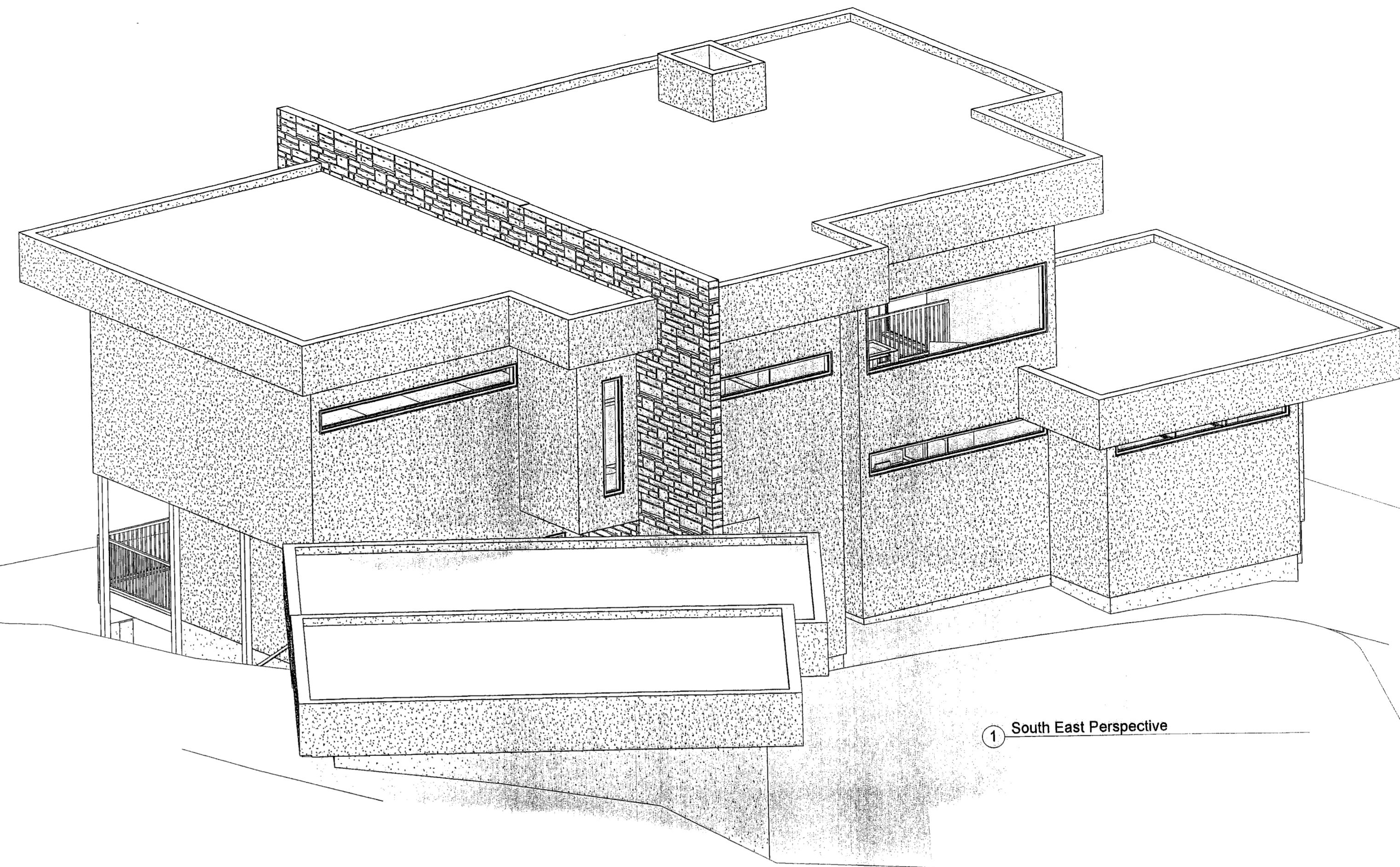
50 BLACKTAL PLACE, 0501005, BC, (REGAL RIDGE)

SCALE: DRAWING No. 9151-05

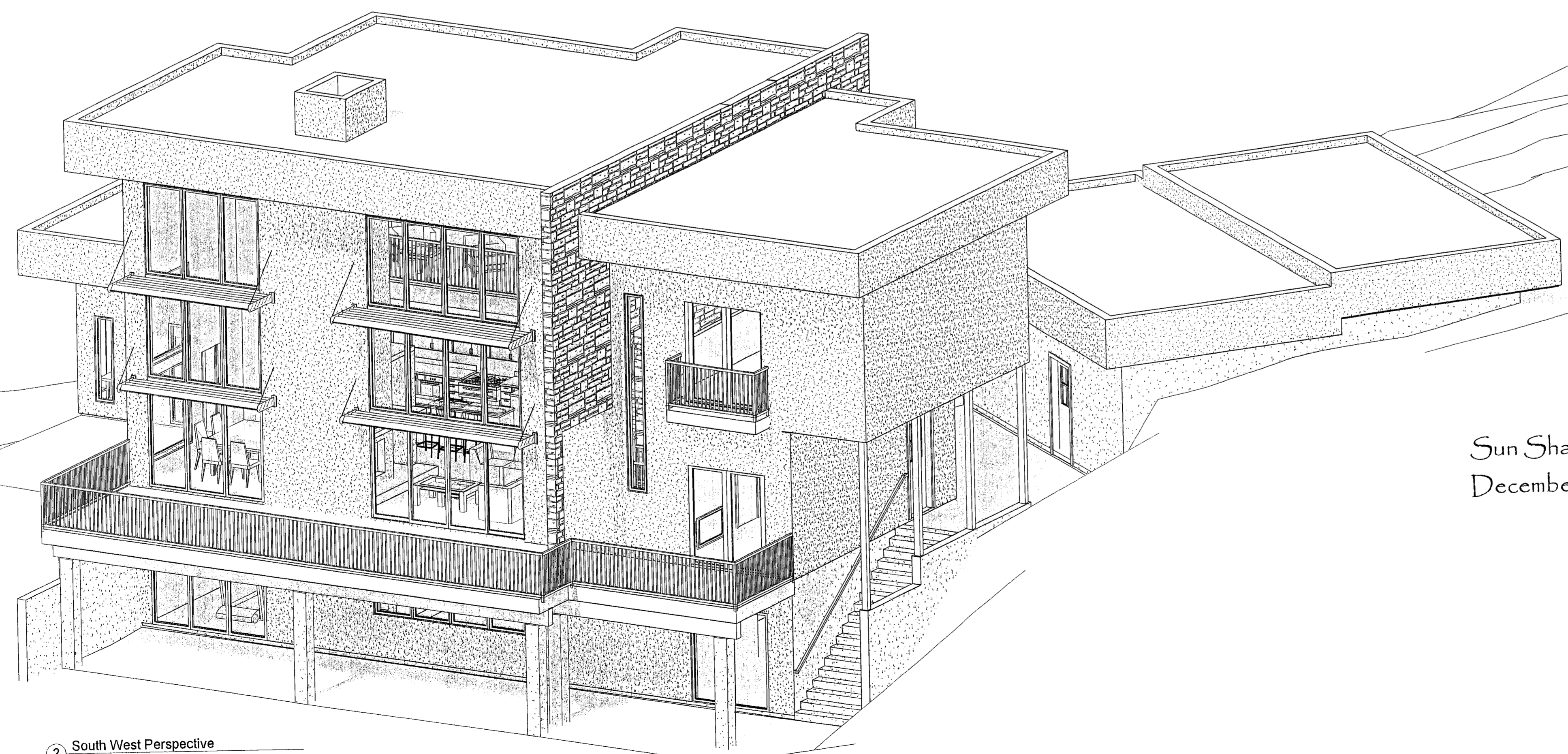
DRAWN BY: JP AUG. 02, 2006 A 5 of 11

LOCATION: LOT 8, PLAN KP18794, DL 2109, SDD

Sun Shadow On
July 01, 2006 : 4:00pm



1 South East Perspective



Sun Shadow On
December 22, 2006 : 9:00am

2 South West Perspective

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Flavell-Serihara Residence		
South Perspectives		
50 BLACKTAL PLACE, OSOYOOS, BC, (REGAL RIDGE)		
SCALE:	DRAWING No. 509-03	
DRAWN BY: JF	AUG. 02, 2006	A 4 of 11
LOCATION: LOT 8, PLAN MP18794, DL 2709, SD1D		